



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Conduct a Public Hearing to Consider Planning Commission's Recommendations for Growth Management Allocations for 1994

**MEETING DATE:** October 19, 1994

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** that the City Council conduct a Public Hearing to consider the Planning Commission's recommendations for Growth Management Allocations (i.e. Building Permit allocation Schedule) for 1994.

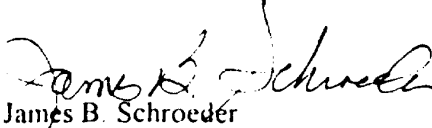
**BACKGROUND INFORMATION:** At its Regular Session of Monday, September 12, 1994 the Planning Commission recommended that the City Council adopt the 1994 Growth Management Allocation (i.e. Building Permit Allocation Schedule). These allocations recommend only low density (single-family) because there were no requests for medium or high density (multiple-family) allocations. The development community indicates that medium and high-density allocations were not requested because financing is not presently available for this type of projects.

Besides the 261 single-family allocations available in 1994, the Planning Commission also recommended that 57 single-family allocations remaining from 1993 be awarded which brings the total number of units to 318. The 57 additional allocations were given to Towne Ranch.

The Planning Commission also recommended that the medium density units previously approved in Bangs Ranch and Lodi Estates (Morimoto-Neuharth development) be eliminated and replaced with low density units.

Two developments (i.e. Century Meadows I and Century Meadows III) requested allocations in the Phase II area. The Planning Commission did not recommend these requests because they appear to be premature. The Planning Commission believes that all Phase II properties should compete equally for allocations but not before 1995.

**FUNDING:** Application fees

  
James B. Schroeder  
Community Development Director

JBS/ck

APPROVED -



THOMAS A. PETERSON  
City Manager

CCCD9421.DOC



RECYCLED PAPER

Figure 1

# City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 2% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam.@ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2,572	397	258	40	99
Sep-90	52,010	1,040	2,567	404	263	40	101
Sep-91	53,050	1,061	2,630	403	262	40	101
Jan-92	53,186	1,064	2,664	399	259	40	100
Jan-93	53,701	1,074	2,680	401	261	40	100
Jan-94	53,903	1,078	2,680	402	261	40	101
Jan-95	54,981	1,100	Est. 2,680	410	267	41	103
Jan-96	56,081	1,122	Est. 2,680	419	272	42	105
Jan-97	57,203	1,144	Est. 2,680	427	278	43	107
Jan-98	58,347	1,167	Est. 2,680	435	283	44	109
Jan-99	59,514	1,190	Est. 2,680	444	289	44	111
Jan-00	60,704	1,214	Est. 2,680	453	294	45	113
Jan-01	61,918	1,238	Est. 2,680	462	300	46	116
Jan-02	63,156	1,263	Est. 2,680	471	306	47	118
Jan-03	64,419	1,288	Est. 2,680	481	313	48	120
Jan-04	65,707	1,314	Est. 2,680	490	319	49	123
Jan-05	67,021	1,340	Est. 2,680	500	325	50	125
Jan-06	68,361	1,367	Est. 2,680	510	332	51	128
Jan-07	69,728	1,395	Est. 2,680	521	339	52	130
TOTALS:				8,429	5,479	843	2,107

\*\* Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89.

NOTE: Population and persons per household from '89 to '94 per State Department of Finance.

Actual percentage increases in population may be higher or lower than 2%. Calculation of building permit allocations is based on a 2% increase of the current year population figure

# 1994 Development Plan Scoring Summary

PROJECT	CRITERIA													
	A	B	C	D1	D2	D3	D4	E**	F	G	H**	I	J	TOTALS
	Agricultural Land Conflicts (Adjacency)													
	On-site Agricultural Land Mitigation (Buffer)													
	General Location (Priority Area)													
	Relationship to Existing Development													
	Relationship to Public Services (Wastewater)													
	Relationship to Public Services (Water)													
	Relationship to Public Services (Drainage)													
	Promotion of Open Space (Percentage)													
	Traffic (Street Improvements)													
	Housing (Affordability)													
	Site Plan and Project Design													
Schools (Proximity)														
Fire Protection (Proximity)														
RIVERPOINTE	10	10	200	10	10	10	10	0	10	0	0	20	10	300
LODI WEST	5	7	200	10	8	8	0	0	11	0	0	30	5	284
LODI ESTATES	7	0	200	7	10	10	10	0	10	0	0	20	10	284
BANG'S RANCH	5	0	200	5	10	13	10	0	15	0	0	15	10	283
TOWNE RANCH	7	7	200	10	8	10	0	0	8	0	0	25	0	275
CENTURY MEADOWS 1 *	7	0	100	3	10	8	4	0	13	0	0	25	10	180
CENTURY MEADOWS 3 *	3	0	100	3	10	8	4	0	10	0	0	25	10	173

\* ALLOCATIONS REQUESTED FOR PRIORITY AREA TWO.

\*\* CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

# PLANNING COMMISSION RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 1994

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1994 = 402

SINGLE FAMILY 65% = 261 + 57 = 318 UNITS •

<i>PROJECT</i>	ALLOCATIONS RECEIVED '89-'93	ALLOC. NEEDED TO COMPLETE	• ADDITIONAL ALLOC. FROM '93	RECOMMENDED ALLOC. 1994
RIVERPOINTE	0	44	0	44
CENTURY MEADOWS 1	48	153	0	0
CENTURY MEADOWS 3	102	99	0	0
LODI WEST	215	69	0	69
LODI ESTATES	65	35	0	35
TOWNE RANCH	215	188	57	151
BANGS RANCH	104	19	0	19
	749	607	57	318

\* There are 57 allocations remaining from the '93 allocation year,  
giving the City a total of 318 single family units to allocate for 1994.

MEDIUM DENSITY 10% = 0 UNITS •

<i>PROJECT</i>	ALLOCATIONS RECEIVED '89-'93	ALLOC. NEEDED TO COMPLETE	RECOMMENDED ALLOC. 1994
LODI ESTATES	22	0	-22
BANGS RANCH	36	0	-36
	58	0	-58

\* During the '93 allocation year the Planning Commission allocated all 40 of the 1994  
medium density allocations to Lodi West.

HIGH DENSITY 25% = 99 + 101 + 101 + 100 + 100 + 101 = 602 UNITS

No projects have requested any of the 101, 1994 allocations for high density units.  
Allocations from the previous years ('89-'93) are all available.

# CITY COUNCIL AWARDED BUILDING PERMIT ALLOCATIONS 1989 -1993

TOTAL RESIDENTIAL UNITS ALLOCATED (1989 - 1993) = 2004

SINGLE FAMILY 65% = 1303 UNITS

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATION TOTALS
BANG'S RANCH	104	104
CENTURY MEADOWS 1 *	201	48
CENTURY MEADOWS 2 *	162	105
CENTURY MEADOWS 3 *	201	102
CENTURY MEADOWS 4	120	120
COLVIN RANCH	60	60
FUGAZI BROTHERS	5	5
JOHNSON RANCH 2	173	173
LODI WEST	284	215
MORIMOTO/NEUHARTH	65	65
RICHARD'S RANCH	114	34
TOWNE RANCH	403	215
	1,892	1,246

\* Projects with project area in Priority Area 2

MEDIUM DENSITY 10% = 200 UNITS

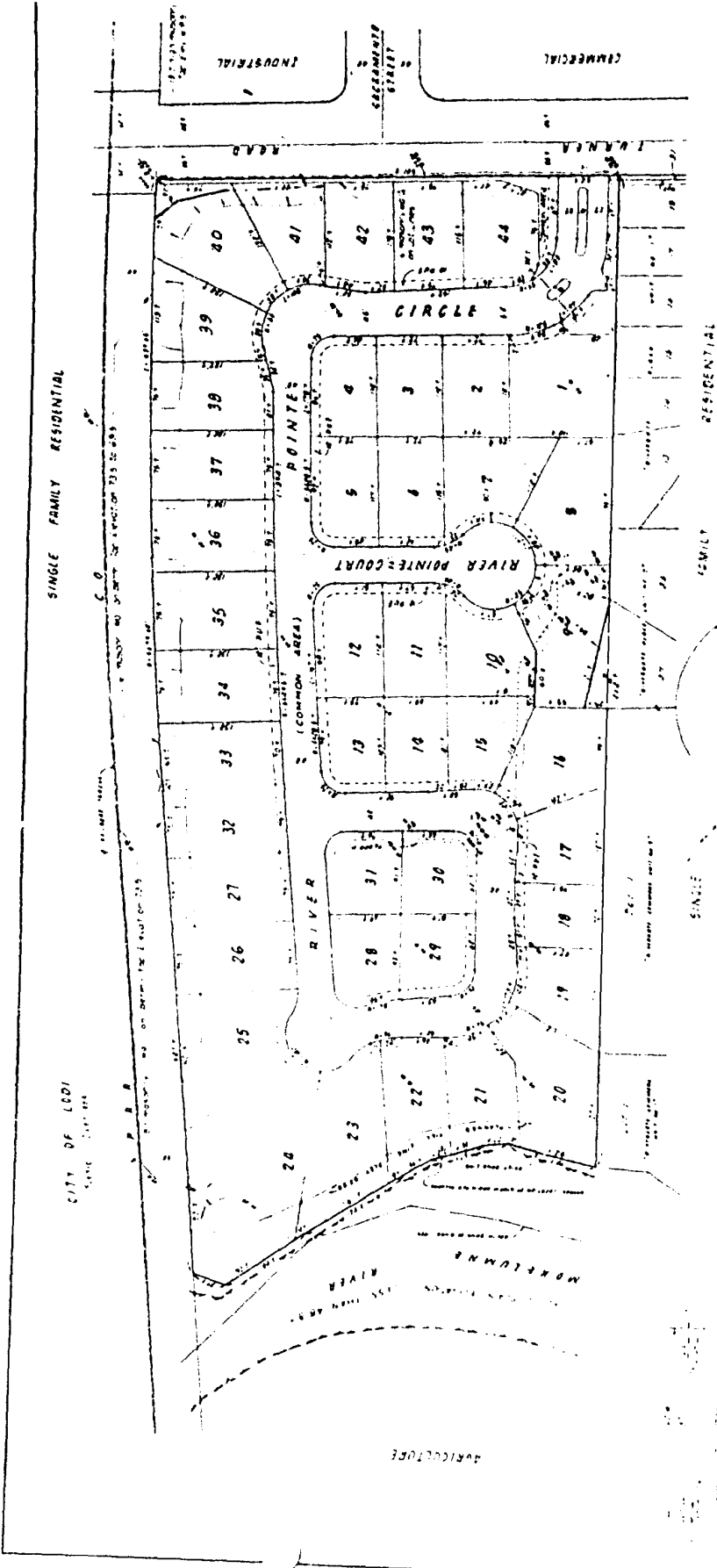
PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATION TOTALS
BANG'S RANCH	36	36
LODI WEST	57	57
BRIDGEHAVEN	50	50
MORIMOTO/NEUHARTH	22	22
WOODHAVEN PARK	75	75
	240	240

The Planning Commission awarded 40, 1994 medium density allocations to the Lodi West project.

HIGH DENSITY 25% = 501 UNITS

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATION TOTALS
BENNETT & COMPTON	144	0
	144	0

The Bennett and Compton project traded its 144 high density allocations for 75 medium density allocations under the project name of Woodhaven Park.



REVISOR PLAN

**RIVER POINTE**  
 BEING A PORTION OF THE TRACT OF LAND  
 OF SECTION 36, T. 10 N., R. 10 E., S. 4  
 OF THE 36-36-36 TRACT, LAMAR  
 JUNE, 1966



DATE: 6/14/66  
 BY: J. H. B. / J. H. B.  
 FOR: THE CITY OF LEOI

PLANNED DEVELOPMENT  
 1. Subdivided into 44 lots  
 2. Lots 1-10 are 1/2 acre each  
 3. Lots 11-20 are 1/4 acre each  
 4. Lots 21-30 are 1/4 acre each  
 5. Lots 31-44 are 1/4 acre each

LOCUS  
 1. 1/4 acre  
 2. 1/4 acre  
 3. 1/4 acre  
 4. 1/4 acre  
 5. 1/4 acre



LEGEND  
 1. 1/4 acre  
 2. 1/4 acre  
 3. 1/4 acre  
 4. 1/4 acre  
 5. 1/4 acre

<b>BAUMBACH &amp; PIAZZA</b> CIVIL ENGINEERS 2022 AVENUE 10, SUITE 100 LEOI, IOWA 52450		LAND USE MAP	SHEET 1 OF 1 6-1
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SCALE: 1"=100'

**DEVELOPMENT PLAN - 1994 ALLOCATION**

**CENTURY MEADOWS**  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,  
 T.3 N., R.4 E., M.B.B.M., CITY OF LOS ANGELES,  
 SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1994  
 SCALE: 1"=100'

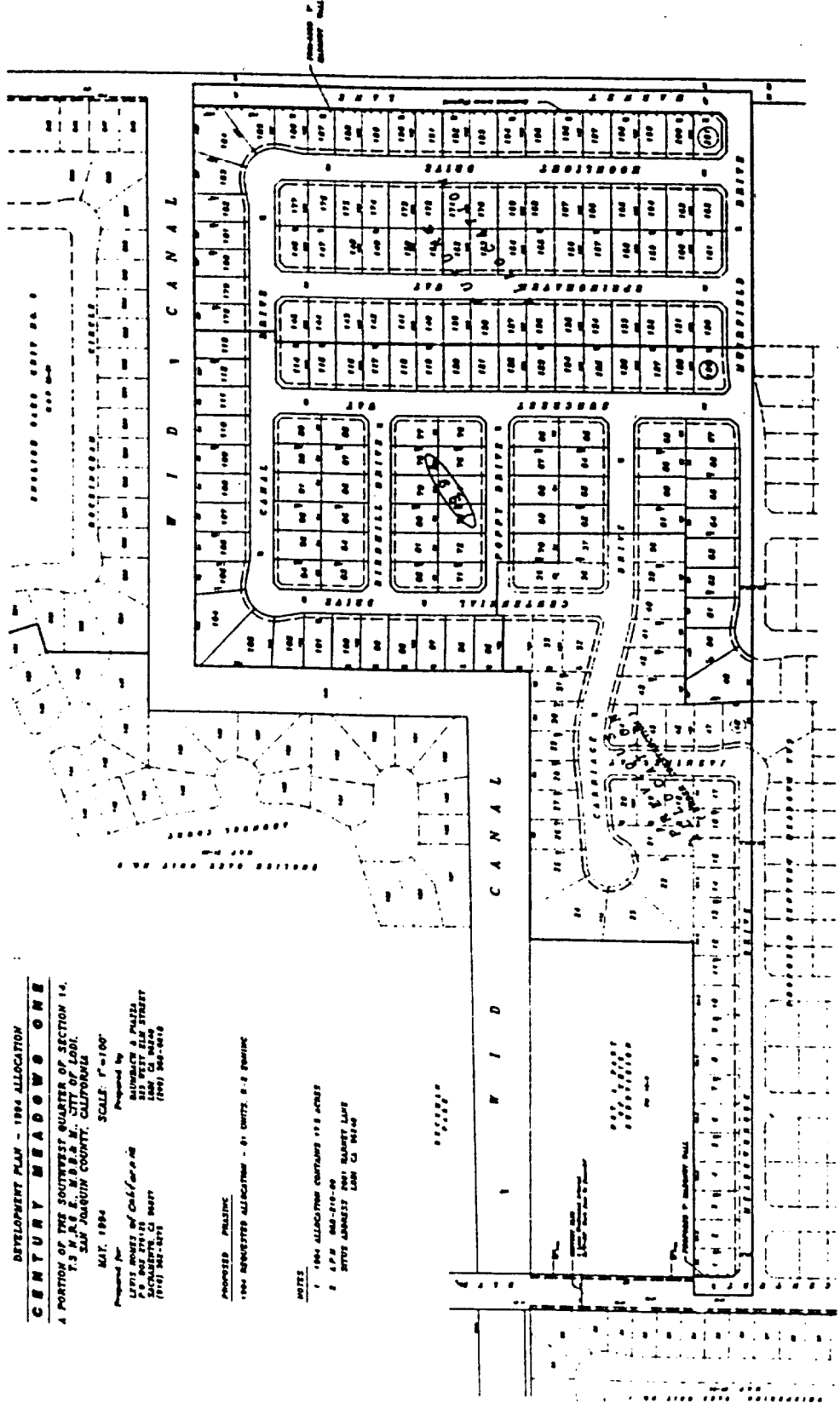
Prepared by:  
 LARRY H. HARRIS & ASSOCIATES  
 1001 WEST 10TH STREET  
 SACRAMENTO, CA 95811  
 (916) 442-1011

**PROPOSED PLANNING**

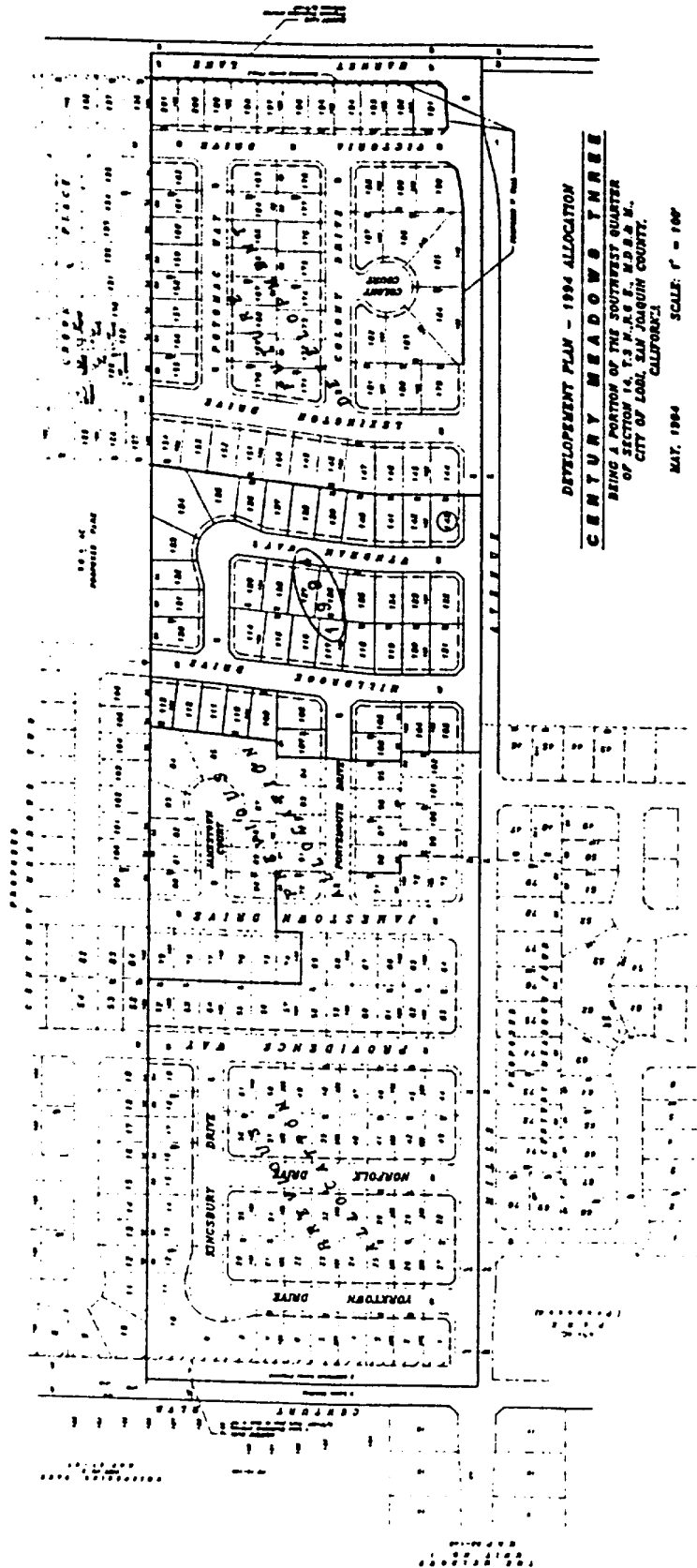
1994 REQUESTED ALLOCATION - 0.000000 ACRES

**NOTES**

- 1. 1994 ALLOCATION CONTAINS 0.000000 ACRES
- 2. L.P.N. 904-010-00
- 3. 2000 ADDRESS 1001 MARKET LANE
- 4. 2000 ADDRESS 1001 MARKET LANE



<p>1994 Development          Scale: 1"=100'</p>		<p>1994 Development          Scale: 1"=100'</p>
<p>BAUMGARDNER &amp; PIAZZA          1001 MARKET LANE          SACRAMENTO, CA 95811          (916) 442-1011</p>		<p>1994 Development          Scale: 1"=100'</p>



**Page 15 of 15**

DATE: 11-11-1969 - NEW YORK CLASSIFIED FOR:

13

[illegible]

DEAD. 2000

**DEVELOPMENT PLAN - 1994 ALLOCATION**

**C E N T R Y M E A D O W T M R E**

BEING A PORTION OF THE SOUTHWEST QUARTER  
OF SECTION 14, T.3 N., R.5 E., M.D.B. N.,  
CITY OF LAGUNA, SAN JUAN COUNTY,  
CALIFORNIA.

1001 - J : JTCVS MAY 1981

Prepared for: Robert L. Lee  
Randy Ben Producers  
P.O. Box 2116  
San Leandro, CA 94578

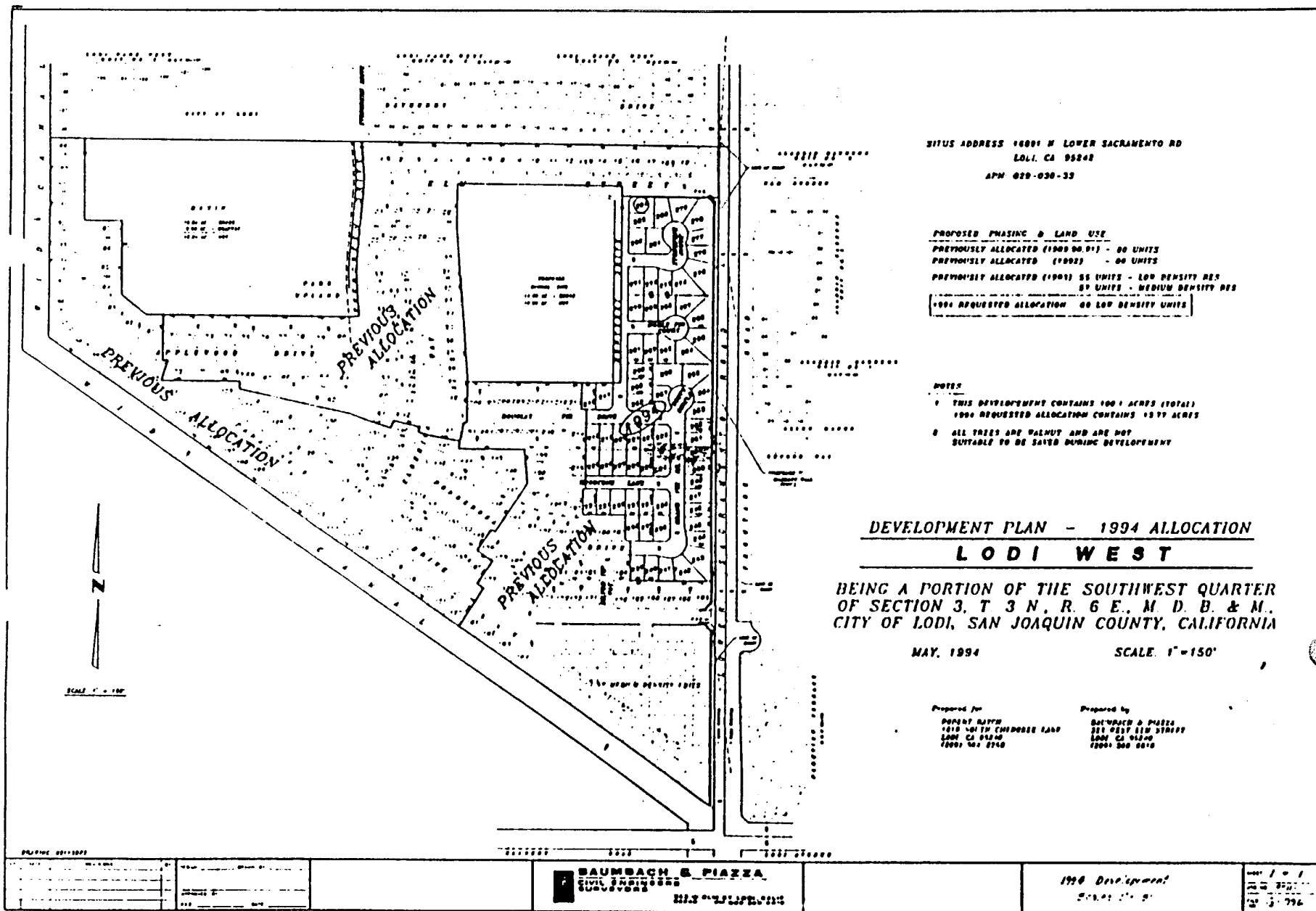
Prepared by: ADVANCE & PULZ  
282 WEST 115 STREET  
LOS ANGELES, CA 90006  
(800) 360-8810

**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS  
BIRMINGHAM

1934 Development Plan  
Scale: 1" = 100'

2901-9 25  
1000 00  
1001 00

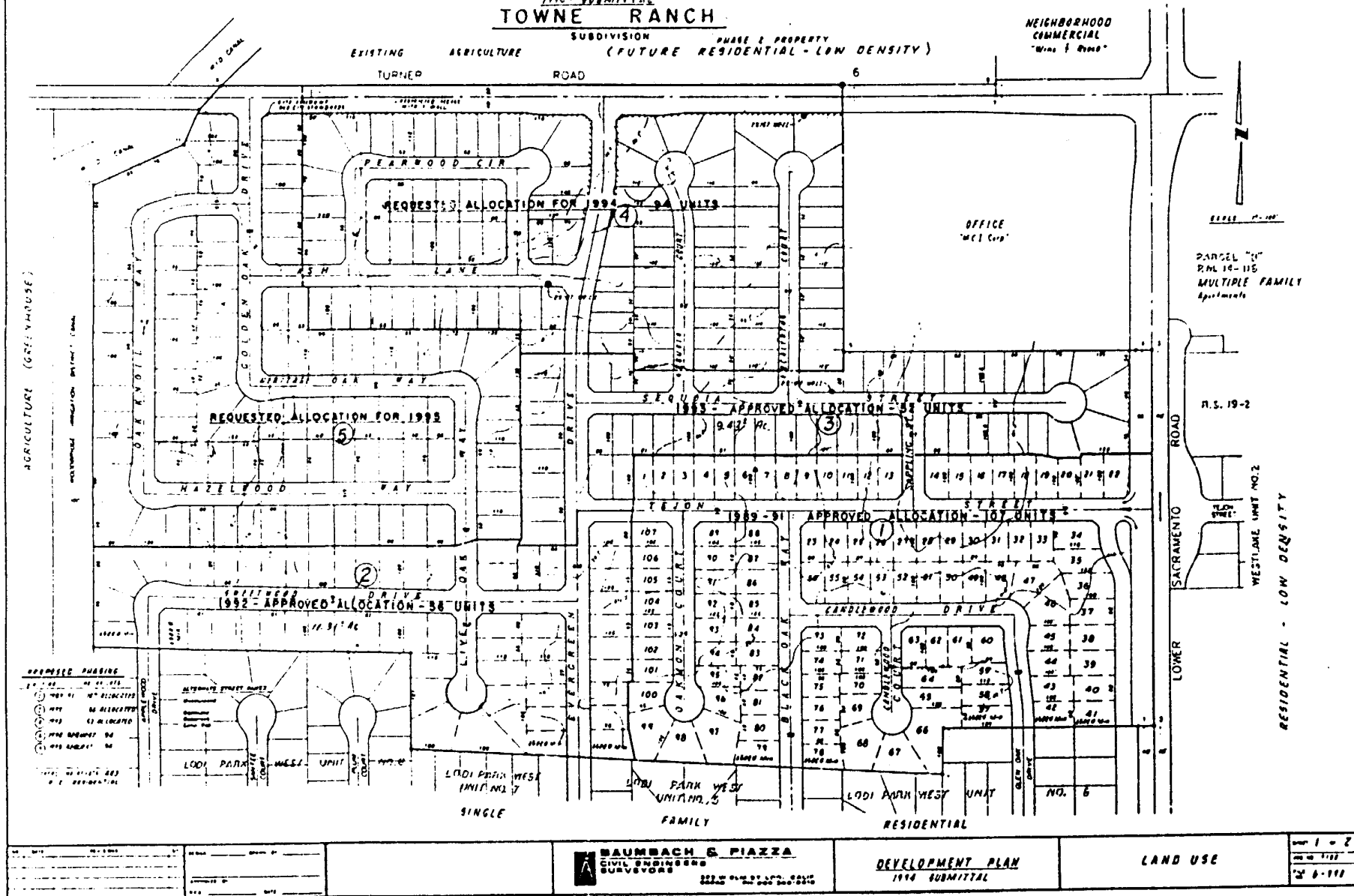


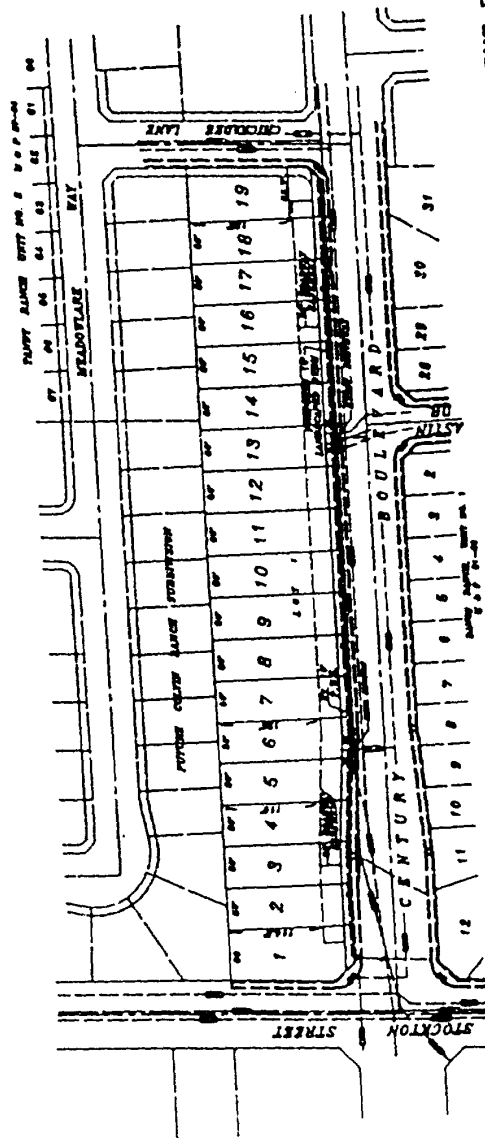




TOWNE RANCH

NEIGHBORHOOD  
COMMERCIAL  
-Wine & More-





REVISED DEVELOPEMENT PLAN  
1994 ALLOCATION  
LOT 1 of BANGS RANCH, UNIT NO. 1

- NOTES:
1. SITE ADDRESS: 297 CENTURY BLVD.  
A.P.N. 047-460-31
  2. THIS DEVELOPEMENT CONTAINS 3.11 ACRES.

REQUESTED ALLOCATION:  
REQUEST CHANGES TO 19 SINGLE FAMILY LOW DENSITY UNITS  
FROM PREVIOUS ALLOCATION OF 24 MEDIUM DENSITY UNITS.

MAY, 1994 SCALE: 1" = 200'

PREPARED BY:  
BANGS RANCH L.P.  
P.O. BOX 1949  
FOUNDERCREEK, CA 94530  
TEL (925) 231-4070

PREPARED BY:  
BANGS RANCH L.P.  
311 W. ELM STREET  
LOS ANGELES, CA 90010  
TEL (213) 565-0810

DECLARATION OF MAILING

On October 11, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

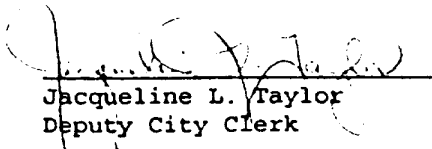
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 11, 1994, at Lodi, California.

---

Jennifer M. Perrin  
City Clerk



---

Jacqueline L. Taylor  
Deputy City Clerk

NOTE: The envelopes and mailing list were received from Carol Kulis in Community Development this morning, 10/11/94. Due to a misunderstanding, the envelopes were not received and mailed until today, although ordered at the Regular Council Meeting of October 5, 1994.



## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: October 19, 1994

Time: 7:00 p.m.

For information regarding this notice please contact:

**Jennifer M. Perrin**

**City Clerk**

**Telephone: (209) 333-6702**

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, October 19, 1994** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission's recommendation for Growth Management allocations for 1994.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

  
Jennifer M. Perrin  
City Clerk

Dated: October 5, 1994

Approved as to form:

  
Bobby W. McNatt  
City Attorney

PUBLIC HEARING LIST FOR 1994 GROWTH MANAGEMENT ALLOCATIONS

Baumbach & Piazza, Inc.  
323 West Elm St.  
Lodi, CA 95240

Richard Thorpe et al  
River Pointe Partners  
351 North Beckman Road  
Lodi, CA 95240

Edward C. Davis  
Lewis Homes of California  
P.O. Box 276125  
Sacramento, CA 95827

Fred Baker  
Chris Keszler  
317 W. Lodi Ave.  
Lodi, CA 95240

Robert ' . Lee  
Lee Developments  
P.O. Box 3116  
San Leandro, CA 94578

Pacific Valley Housing Corp.  
650 E. Blithedale Dr.  
Mill Valley, CA 94941

First Colony Lodi LP  
16830 Ventura Bl. #352  
Encino, CA 91436

Delmar Batch  
1817 W. Harney Lane  
Lodi, CA 95242

Lodi Homebuilders LP  
P.O. Drawer 1088  
Brentwood, CA 94513

Jim Johanson  
Hal Porter Homes  
P.O. Drawer 1088  
Brentwood, CA 94513

Greystone Homes Inc.  
6601 Koll Center Pkwy  
Pleasanton, CA 94566 Robert Batch

Robert Batch  
1819 S. Cherokee Lane, #67  
Lodi, CA 95240

Ben Schaffer  
Schaffer, Suess & Boyd Realtors  
122 North Church Street  
Lodi, CA 95240

Wilbert Ruhl  
265 Almond Dr.  
Lodi, CA 95240

John Read  
4719 Greenleaf Circle, Suite 1  
Modesto, CA 95356

Todd Fujinaga, Attorney  
2010 N. First St., Suite 315  
San Jose, CA 95131

Towne, Caswell, et al Dennis Bennett  
P.O. Box 1597  
Lodi, CA 95241

J. Jeffrey Kirst  
Bangs Ranch L.P.  
P.O. Box 1259  
Woodbridge, CA 95258



CITY COUNCIL

JACK A. SIEGLOCK, Mayor  
STEPHEN J. MANN  
Mayor Pro Tempore  
RAY C. DAVENPORT  
PHILLIP A. PENNING  
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
BOB McNATT  
City Attorney

October 21, 1994

Mr. Steven E. Pechin  
c/o Baumbach and Piazza, Inc.  
323 West Elm Street  
Lodi, CA 95240

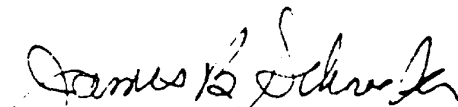
RE: Building Permit Allocation Schedule 1994

Enclosed is the Lodi City Council's approved Building Permit Allocation Schedule (i.e. Growth Management Allocations) for 1994. The City Council adopted this schedule at the regular meeting of Wednesday, October 19, 1994.

The City Council's action included the following notable items:

1. the requested allocations in Phase II of Century Meadows I and Century Meadows III were not approved.
2. Towne Ranch was awarded the 57 single-family allocations remaining from the 1993 allocation year.
3. The previously approved medium density allocations in Lodi Estates and Bangs Ranch were replaced with single-family allocations. These 58 medium density allocations will be available in future years.
4. Neither medium density nor high density allocations were awarded because none were requested.

Sincerely,

  
JAMES B. SCHRÖEDER  
Deputy City Clerk

Enclosure

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Edward C. Davis  
Lewis Homes of California  
P.O. Box 276125  
Sacramento, CA 95827

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Deputy City Clerk

Enclosure

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BOB McNATT  
City Attorney

October 21, 1994

Charles Oewel  
650 East Blithedale Avenue  
Suite "0"  
Mill Valley, CA 94941

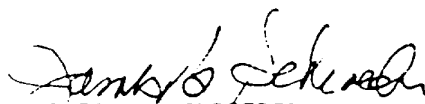
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JENNIFER M. PERRIN  
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BOB McNATT  
City Attorney

October 21, 1994

Bob Batch  
Attention Ben Schaffer  
c/o Schaffer, Suess and Boyd  
221 North Church Street  
Lodi, CA 95240

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Deputy City Clerk

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BOB McNATT  
City Attorney

October 21, 1994

Jeff Kirst  
c/o KFC Real Estate  
18826 N. Lower Sacramento Road  
Woodbridge, CA 95258

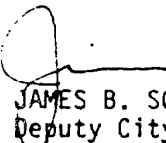
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Sincerely,

  
JAMES B. SCHROEDER  
Deputy City Clerk

Enclosure

CITY COUNCIL

JACK A. SIEGLOCK, Mayor  
STEPHEN J. MANN  
Mayor Pro Tempore  
RAY G. DAVENPORT  
PHILLIP A. PENNINO  
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
JENNIFER M. FERRIN  
City Clerk  
HOB McNATT  
City Attorney

October 21, 1994

Dennis Bennett  
777 South Ham Lane  
Lodi, CA 95242

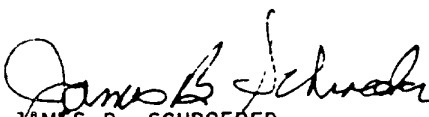
RE: Building Permit Allocation Schedule 1994

Enclosed is the Lodi City Council's approved Building Permit Allocation Schedule (i.e. Growth Management Allocations) for 1994. The City Council adopted this schedule at the regular meeting of Wednesday, October 19, 1994.

The City Council's action included the following notable items:

1. the requested allocations in Phase II of Century Meadows I and Century Meadows III were not approved.
2. Towne Ranch was awarded the 57 single-family allocations remaining from the 1993 allocation year.
3. The previously approved medium density allocations in Lodi Estates and Bangs Ranch were replaced with single-family allocations. These 58 medium density allocations will be available in future years.
4. Neither medium density nor high density allocations were awarded because none were requested.

Sincerely,

  
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October 21, 1994

Richard Thorpe  
c/o Jim Thorpe Oil Co.  
351 North Beckman Road  
Lodi, CA 95240

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JAMES B. SCHROEDER  
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Enclosure

# LODI CITY COUNCIL APPROVED BUILDING PERMIT ALLOCATION SCHEDULE 1994

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1994 = 402

SINGLE FAMILY 65% = 261 + 57 = 318 UNITS •

PROJECT	ALLOCATIONS RECEIVED '89-'93	ALLOC. NEEDED TO COMPLETE	• ADDITIONAL ALLOC. FROM '93	APPROVED ALLOC. 1994
RIVERPOINTE	0	44	0	44
CENTURY MEADOWS 1	48	153	0	0
CENTURY MEADOWS 3	102	99	0	0
LODI WEST	215	69	0	69
LODI ESTATES	65	35	0	35
TOWNE RANCH	215	188	57	151
BANGS RANCH	104	19	0	19
	749	607	57	318

- There are 57 allocations remaining from the '93 allocation year, giving the City a total of 318 single family units to allocate for 1994.

MEDIUM DENSITY 10% = 0 UNITS •

PROJECT	ALLOCATIONS RECEIVED '89-'93	ALLOC. NEEDED TO COMPLETE	APPROVED ALLOC. 1994
LODI ESTATES	22	0	-22
BANGS RANCH	36	0	-36
	58	0	-58

- During the '93 allocation year the Planning Commission allocated all 40 of the 1994 medium density allocations to Lodi West.

HIGH DENSITY 25% = 99 + 101 + 101 + 100 + 100 + 101 = 602 UNITS

No projects have requested any of the 101, 1994 allocations for high density units.  
Allocations from the previous years ('89-'93) are all available.